

Manhattan Realty Corporation
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For Sale: 39,003sf Industrial Bldg – Occupy 26,353sf & Receive Income from Existing 12,650sf Quality Tenant 1177 W. Maple Road, Clawson, MI 48017 (Just East of Crooks Rd)

Location	Address:	1177 W. Maple Road	Total SF:	39,003sf Building for Sale. 26,353sf Avail. for occupancy
	City:	Clawson, Michigan 48017	Available SF:	26,353sf Avail. for Occup/Lse
	Zoning:	I-2 Gen Ind (Incl certain retail)	Minimum SF:	7,000sf Avail.
	Park Name:		Max Cont. SF:	26,353sf Avail.
	Multi-Tenant:		Site (Acres):	2.23 Acres
	Location:	On the S side of Maple, the 4 th Building E of Crooks Rd.	Site Dim:	324' on Maple by +/-320' deep
Offices	Office SF:	1,426sf Avail. & unoccupied 4,176sf for entire Bldg	Heating:	Gas
	Dimensions:	70'x30' + 65'x32'	Cooling:	Yes
	Floors:	Carpet & Tile	Lavatories:	2 (5 for entire building)
	Ceiling:	Acoustical Tile	Lights:	Recessed Fluorescent
Shop	Industrial SF:	24,927sf Avail. & unoccupied 34,827sf for entire Bldg	Heating:	Gas FA Unit Heaters
	Dimensions:	See floor plan	Cooling:	
	Ceiling:	+/-15' Under Joists	Lavatories:	M & W
	Bay Size:		Lights:	Fluorescent
	Floors:	6" Reinforced Concrete	Air Lines:	
	Floor Drains		Power:	2,000 Amps, 240v for building.
	Cranes:		Drive-in Drs:	12'x14' & 16'x12' Doors
	Roof Material:	Membrane	Truck wells:	Triple Ext. Well with Canopy
General	Available:	Immediate	Railroad:	
	Yr Built/ Age:	1961-74	Fire Sprinkler:	17,927sf of Shop/Warehouse Sprinkled & Balance Prepped
	RE Taxes:	\$1.15/SF/Yr	Parking:	67 with Current Paving; Potential Expansion to 97+
	Sale Price:	\$1,600,000 (\$41.02/sf)	Lease Rate:	\$4.50/sf NNN

The 39,003sf building, available for sale, includes the 26,353sf of vacant space (available in the 6 configurations below) plus 12,650sf under a +/-5 year lease to an existing quality tenant.

Lease:	7,000 sf of shop	19,352 sf (1,426 sf office + 17,927 sf shop)
	8,426 sf (1,426 sf office + 7,000 sf shop)	24,927 sf of shop
	17,927 sf of shop	26,353 sf (1,426 sf office + 24,927 sf shop)

Zoning permits industrial, high-tech & limited retail. The building is ideal for manufacturing and warehousing. Plans available to renovate for a prestigious high-tech use, increased office area or for a use incorporating corporate headquarters.

MANHATTAN REALTY CORP
Call Hank Dietz at 249-890-9434
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